


AGENDA ITEM SUMMARY

Staff Contact Person: K. Marlene Conaway

AGENDA ITEM # _____

M E M O R A N D U M

TO:: Danny Kolhage, Clerk of the Court
FROM: Timothy J. McGarry, Growth Management Director 
DATE: April 20, 2005
RE: Clarification of Agenda Item

Restrictive Covenant

Permit Number	Name on Agenda Item	Name on Restrictive Covenant	Legal Description
02-3-3070	Dean Parkinson	Dean Parkinson	Lots 3, 10, & 11, Block 10, Bowens Addition to Riviera Village, Key Largo

This instrument was prepared by:
Gay Marie Smith
PO Box 1638
Tavernier, FL 33070

LOT AGGREGATION RESTRICTIVE COVENANT

1. **WHEREAS**, Dean Parkinson, a single man, the undersigned are the sole owners of the following described real property located in Monroe County, Florida described as follows:

Lot(s): 3, 10 & 11 Block: 10

Subdivision: Bowens Addition to Rivera Village

Key: Largo PB: 2-107

Real Estate #(s) 00512580.000200, 00512580.000300, 00512580.000400; and

2. **WHEREAS**, this Lot Aggregation Restrictive Covenant that restricts the use of the legally described property in order to receive a building permit; and
3. **WHEREAS**, the above described parcel(s) were assigned additional points in the Permit Allocation System for building permit #02303070 for the voluntary reduction of density through aggregation of vacant, legally platted, buildable lots; and
4. **NOW, THEREFORE**, the undersigned agree as follows:
 - The above described parcel(s) shall have its density reduced from three dwelling units to one dwelling unit in consideration of a building permit to build a single-family residence; and
 - The restrictions herein shall be binding upon the representatives, heirs, assigns and successors in title of the undersigned; it being the intention if the undersigned by execution and recording of this document that this restriction shall run with the land and shall be forever binding upon the successors in title; and

- This covenant is intended to benefit and run in favor of the County of Monroe; and
- In the event of any breach or violation of the covenant contained herein, the said County may enforce the covenant by injunction or such other legal method, as the County deems appropriate.

EXECUTED ON THIS 26 day of Feb, 2005.

WITNESSESS:

[Signature]
Signature

Gay Marie Smith
Printed Name

[Signature]
Signature

Sherrie Nelson
Printed Name

OWNER OR OWNERS

Dean Parkinson
Dean Parkinson

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 26 day of Feb, 2005, by Dean Parkinson, who is personally known to me or produced _____ as proof of identification and did take an oath.

Leslie Pete Meyers
Notary Public (Print Name)

[Signature]
Notary Public (Signature)

My Commission Expires

